



A unique barn conversion by the renowned Johnson & Johnson

Mungo's Barn, Church Lane, Newbold on Stour, Stratford-upon-Avon, Warwickshire, CV37 8TW

Guide £1,295,000 Freehold



Open plan sitting room/kitchen • dining room • utility
• cloakroom • three bedroom suites • home office
• garden • parking.

Distances

Shipston-on-Stour miles
4 miles, Stratford-upon-Avon
7 miles, Birmingham
International Airport 33 miles,
Warwick Parkway 19 miles
(mainline trains to London/
Paddington) (all times and
distances are approximate).

Situation and Communications

Newbold-on-Stour is a pleasant, South Warwickshire country village with its own local amenities including a shop, post office, nursery and infant school, public house, a church, and a public bridleway for country walking. There is a junior school nearby in Tredington. There are good local shopping facilities available close by in Shipston-on-Stour, approximately 3½ miles to the south. Stratford-upon-Avon is approximately 6 miles to the north with its first class amenities, together with the Royal Shakespeare Theatre, whilst Junction 15 of the M40 motorway is about 14 miles to the north, which gives speedy access to the National Exhibition Centre, Birmingham International Airport and Railway Station, and all the major commercial centres of the West Midlands.

The Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big

Festival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

Mungo's Barn

Mungo's Barn is a Grade II listed property which has been refurbished and remodelled by renowned local builders, Johnson & Johnson, known for the fantastic quality and high level of specification to which they adhere.

The barn has been sympathetically renovated to provide a light, modern living space. Great care has been taken to retain the character of the existing stone barn.

Completed to an exceptional standard, Mungo's Barn offers an open plan kitchen/sitting room and utility, a dining room, three superb bedroom suites and home office. Outside there is a garden and parking.

General Information

Local Authority

Stratford on Avon District Council. Telephone 01789 267575.

Council Tax

Council Tax Band to be assessed.

Services

Mains electricity, water and drainage are connected. Air source heat pump. Telephone line subject to BT transfer regulations.





Tenure

Freehold with vacant possession upon completion.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions CV37 8TW

From Shipston-upon-Stour take the A3400 in a northerly direction for 1.3 miles. Turn right opposite the church into Church Lane. Parking is available at the property.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: June 2022. Photographs taken: June 2022.



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Approximate Area 252.6 sq m / 2719 sq ft (Including Mezzanine)

Including Limited Use Area (14.8 sq m / 159 sq ft)



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